164.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,500 / 976,500
					USE VALUE:	976,500 / 976,500
					ASSESSED:	976,500 / 976,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-1A	HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACONE ADELAIDE A	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	1A HARVARD STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 6,367 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6367.000	564,800	5,400	406,300	976,500
Total Card	0.146	564,800	5,400	406,300	976,500
Total Parcel	0.146	564,800	5,400	406,300	976,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.53 | /Parcel: 285.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	564,900	5400	6,367.	406,300	976,600	976,600	Year End Roll	12/18/2019
2019	104	FV	418,700	5400	6,367.	406,300	830,400	830,400	Year End Roll	1/3/2019
2018	104	FV	418,700	5400	6,367.	359,900	784,000	784,000	Year End Roll	12/20/2017
2017	104	FV	391,900	5400	6,367.	301,800	699,100	699,100	Year End Roll	1/3/2017
2016	104	FV	391,900	5400	6,367.	301,800	699,100	699,100	Year End	1/4/2016
2015	104	FV	347,900	5400	6,367.	261,200	614,500	614,500	Year End Roll	12/11/2014
2014	104	FV	347,900	5400	6,367.	252,500	605,800	605,800	Year End Roll	12/16/2013
2013	104	FV	362,500	5400	6,367.	240,300	608,200	608,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTO ANN	74316-597	1	3/19/2020	Convenience	99	No	No		Ann Vento (remainder) grants to Ann Vento & D
MACONE FRANSICO	53136-323		7/2/2009	Family	99	No	No		
	9857-164		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Measured	345	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6367		Sq. Ft.	Site		0	70.	0.91	8			Topo	-5					406,321						406,300	

Total AC/HA: 0.14617 | Total SF/SM: 6367 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 406,321 | Spl Credit | Total: 406,300

User Acct

108573

GIS Ref

GIS Ref

Insp Date

07/27/18

!12703!

PRINT

Date	Time
12/11/20	02:45:58

LAST REV

Date	Time
04/15/20	08:53:19

mmcmakin

12703

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	108573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06666660
Const Adj.:	0.98490196
Adj $ / SQ:	178.596
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693906
Depreciation:	129066
Depreciated Total:	564839

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

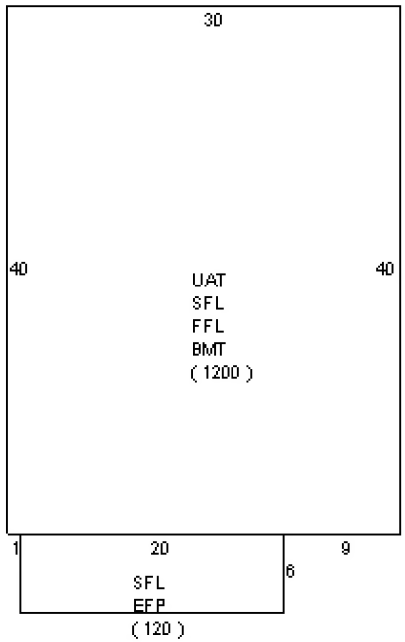
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.60
Special Features:	0	Val/Su Net:	136.43
Final Total:	564800	Val/Su SzAd	224.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,320	178.600	235,746
BMT	Basement	1,200	70.990	85,190
FFL	First Floor	1,200	178.600	214,315
UAT	Upper Attic	300	137.520	41,256
EFP	Enclos Porch	120	49.160	5,899

Net Sketched Area:	4,140			Total:	582,406
Size Ad	2520	Gross Are	5040	FinArea	3420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1915	21.93	T	40	104			4,700			4,700
19	Patio	D	Y	1	18X18	A	AV	1970	3.41	T	39.2	104			700			700

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400